



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA

2022 MAR 24 AM 10:23

PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, March 28, 2022**

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Item**
 - A. Draft Decision - Request for Special Permit (SP 2022-02/SPA) and Site Plan Approval, 29 Hawthorne Street, Donna J. Manes / David Samara, Sherri-Ann Katosky, Sandra Samara (applicant/owners).
 - B. Draft Decision - Request for Modification of Special Permit (SP 2018-2.3) and Site Plan Approval, 1 Grafton Common, Sean Padgett, Grafton Town House Tavern, LLC / Town of Grafton (applicant / owner).
 - C. Draft Decision - Re-opened Public Hearing (remand) for Special Permit (SP 2019-2 / SPA) and Site Plan Approval, "Brigati Village," 41 Church Street and 14 West Street, David W. Brossi / Brigati Village, LLC (applicant/owner). *Continued from March 14, 2022.*
 - D. Determination of Minor Modification -- (SP 2020-01/SPA) 135 Westboro Road, Davis Brothers, LLC.
- 3. Discussion Items**
 - A. Complete Streets Prioritization Plan
 - B. MBTA Communities Mandate
 - C. Proposed Zoning Articles
 - D. Master Plan Update
- 4. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearings**
 - A. (7:30 PM) Request for a Scenic Road Approval (SRP 2022-01), 75 Wesson Street, Curtis Septic / Lilly Dejesus (applicant/owner). A Hearing to consider an application for a Scenic Road Permit for stone wall alterations, on property located at 75 Wesson Street, as shown on Grafton Assessor's Map 22, Lot 10. Said property is located in a Low Density Residential (R40) zoning district.

The Planning Board reserves the right to take agenda items out of order

Grafton Planning Board
Meeting Agenda
March 28, 2022

- B. (7:30 PM) Request for a Modification of a Definitive Plan Approval (DP 2016-01.2), "Village at Institute Road," D&F Afonso Builders, Inc. (applicant/owner). A Hearing to consider an application to modify a Definitive Plan Approval, requesting several adjustments to the approved plans and a two-year extension to the Decision of the Grafton Planning Board, dated January 24, 2018, on property located at Westboro and Institute Roads, as shown on Grafton Assessor's Map 22, Lot 12. Said property is located in a Medium Density Residential (R20) District.
- C. (7:30 PM) Request for Special Permit (SP 2021-05/SPA) and Site Plan Approval, 244 Worcester Street, Churchill & Banks, LLC / Wyman Gordon Company (applicant /owner). A Hearing to consider an application for a Special Permit and Site Plan Approval for a warehouse distribution facility and draft decision, on property located at 244 Worcester Street, as shown on Grafton Assessor's Map 35, Lot 1. Said property is located in an Office/Light Industrial zoning district and Priority Development Overlay. *Continued from March 14, 2022.*

7. Any Other Items Which May Lawfully Come Before the Board
8. Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)
9. Adjournment

* Remote Access to Public Meetings - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov.

The March 28, 2022 Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/82538461918>